

**October 29, 2009 Minutes of
Bigfork Land Use Advisory Committee
Bethany Lutheran Church**

Committee members present: John Bourquin, Gary Ridderhoff, Al Johnson, Darrel Coverdell, Chuck Gough, Paul Guerrant, Shelley Gonzales, Sue Hanson and 5 members of the public.

Chairman Gonzales called the meeting to order at 4: 00 pm.

The Agenda was adopted as presented (m/sc Coverdell/Bourquin) – unanimous.

Minutes of the September 24, 2009 meeting were approved - unanimous. (m/sc Gough/Bourquin). Minutes of the Special Meeting September 14, 2009 were approved – unanimous. (m/sc Gough/Gonzales)

ADMINISTRATOR’S REPORT:

A. Sign-in Sheet: Reminder to the public of the availability of BLUAC minutes through email and BSC website bigforksteering.org/. Agendas are posted on the Flathead County Planning Office website flathead.mt.gov/

B. Application status: County status on previous pending applications: the Board of Adjustment approved Norman Wold height variance.

C. Set meeting dates for November and December: Generally agreed to move the November regular meeting to December 3, 2009 and the December regular meeting to January 7, 2010 because of conflicts with Thanksgiving and New Year’s Eve.

APPLICATIONS:

None

OLD BUSINESS:

A. Status on new Sub-Committees per Neighborhood Plan: Craig Wagner reported that Edd Blackler was working on determining a name and format for his committee. Hubachek is chairing the committee on lighting.

B. Enhancement Tax: Chuck Gough reported the committee has decided to obtain non-profit corporate status in Montana separate and apart of any other charities/entities. It may later apply for 501 (c) 3 status. The enhancement program received approximately \$5,000 during the summer.

C. Bigfork Harbor Condos Sea Wall: The Bigfork Stormwater Advisory Committee has offered to work with the Condo Asso. Board and OASIS on their project. Hanson contacted DEQ regarding the untreated flows from the boat launch. Hanson indicated the Condo Asso. Will do the right thing. They have postponed construction until next winter because of delays.

NEW BUSINESS:

A. Support letter for 319 Grant-BSAC: A draft letter was distributed to BLUAC. Members approved the draft unanimously. (m/s Johnson/Bourquin)

B. Rocky Mountain Rec. LLC: Gonzales noted they had broken ground on the storage units on Holt Dr. The construction must be completed by December 14, 2009. Gonzales suggested contacting the owners, as a good neighbor, to make sure they were aware of the deadline. Normally, the

Commissioner's office notifies the owner 60 days prior to the deadline. She also noted that DEQ had broadened the catch basin requirements on the project for Commissioner. Chuck Gough noted the property had changed hands and was now owned by Dennis McDowell. He has apparently sold some of the units, which are considered condos.

Guerrant: I don't think our job is oversight. It puts us in the position of following up on the County's job. Being a good neighbor is always a good idea. I just don't want to set a precedent.

Johnson: I agree that we should not put ourselves in a position of oversight.

Bourquin: You might want to check with the Commissioner's office to make sure the notice was sent to the correct owner.

C. Peter Hoveland: You have expressed you would appreciate a heads-up for projects in the works. I have been hired to build a garage for a client at 122 Sunset Point. The owner's title policy did not report a sewer easement on her property. She has become a year around resident and needs a garage for winter weather. To build the garage outside the sewer easement will encroach on the set back requirements by 14'. He has applied for a variance with the Flathead Planning Office. He noted the neighbor to this property had built a garage with a breezeway over the sewer easement.

BLUAC members thanked Hoveland for the heads up.

PUBLIC COMMENT:

None

Meeting was adjourned at 4:47 p.m.

Sue Hanson
BLUAC Secretary